Karen Johnson Davidson County
Batch# 697471 DEEDQC
08/13/2021 02:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210813-0109808

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 4th day of August, 2021. Notary Public My Commission Expires:

ALICIA M BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2022

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Mark T. Dunkerley, Trustee 3430 Hampton Avenue Nashville, Tennessee 37215	SAME	117 06 0 062.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Nancy B. Dunkerley and Robert C. Dunkerley, Jr., Trustees of The Nancy B. Dunkerley Living Trust, established by the Revocable Trust Agreement of Nancy B. Dunkerley, dated August 30, 2007**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise,

release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Mark T. Dunkerley, Trustee of the Nancy & Robert Dunkerley, Jr. Living Trust, established by the Revocable Trust Agreement of Robert C. Dunkerley, Jr., and Nancy B. Dunkerley dated August 4, 2021**, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 4th day of August, 2021.

THE NANCY B. DUNKERLEY LIVING TRUST

By: _____
Nancy B. Dunkerley, Trustee

By: _____
Robert C. Dunkerley, Jr., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy B. Dunkerley and Robert C. Dunkerley, Jr., Trustees of The Nancy B. Dunkerley Living Trust, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 4th day of August, 2021.

My Commission Expires: _____

Notary Public

ALEXANDRIA BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-06-2022

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, being part of Lots Nos. 10 and 11 on the Plat of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, May _____ , 1910, as follows:

Beginning at a point in the northerly margin of Hampton Avenue at a point 1794 feet west of the center line of 23rd Avenue South, said point being 8 feet west of the southwest corner of property conveyed to James C. Terry and wife, by deed from Loiette Hampton Hume, et al, as of record in Book 1181, page 117, Register's Office for said county; thence with the northerly margin of Hampton Avenue, Westwardly 172 feet to a point, said point being the southeast corner of property conveyed to Sam L. Cook and wife, by deed from Robert E. Dunn, Jr., and wife, as of record in Book 1142, page 97, said Register's Office; thence Northwardly with the said Sam L. Cook line 347.4 feet to a point; thence Eastwardly 172 feet to a point 8 feet west of the northwest corner of the James C. Terry property above mentioned, thence Southwardly 347.4 feet more or less, to the point of beginning.

Being the same property conveyed to Nancy B. Dunkerley and Robert C. Dunkerley, Jr., Trustees of The Nancy B. Dunkerley Living Trust, established by the Revocable Trust Agreement of Nancy B. Dunkerley, dated August 30, 2007, by deed from Nancy B. Dunkerley, of record as Instrument No. 20071002-0116991, and corrected as Instrument No. 20080311-0024543, Register's Office for Davidson County, Tennessee.

This is improved property known as 3430 Hampton Avenue, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 4, 2021.

8-13-2021
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 13th day of August, 2021.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

